

Section 16.20.07 Location of Parking Facilities.

The off-street parking facilities required by this chapter shall be located on the same lot as the use except in cases of practical difficulty the Planning Commission may approve a substitute location which meets the following conditions:

- (1) All or part of the substitute location must be on an adjacent lot, or within two hundred (200) feet from the use, and easily accessible for pedestrian traffic so pedestrians are not required to cross a public street to access the use for which the parking is provided.
- (2) The substitute lot must be in the same possession as the use it is intended to service and must be maintained as long as the use or structure exists. Such possession may be by recorded deed or long-term lease and should run concurrently with the life of the building or use. The length of such lease shall be at least twenty five (25) years, but may be terminated or modified earlier with the consent of the County Planning Department, if the use for which the parking is required is terminated or modified.
- (3) Parking shall not be located in required front or side yards.